



Rose Cottage Withy Grove

East Huntspill, TA9 3NP

Price Guide £485,000



PROPERTY DESCRIPTION

An individual detached cottage set in a no through country lane leading to the Huntspill river ideal for dog walking and fishing. Located on the outskirts of the ever popular village of East Huntspill. We understand the property has origins from the 1800's and has been updated and improved over the years offering well planned, well appointed living accommodation set in a large mature plot with large garage/workshop and adjoining store with off street parking for numerous vehicles. Rare opportunity. Must be seen.

Entrance porch* large lounge with Inglenook fireplace with multi fuel burner* well appointed kitchen/dining room* externally accessed utility room* inner hallway* access to ground floor bedroom 4/study* ground floor bathroom* three further first floor bedrooms* large double detached garage with adjoining store* off street parking for numerous vehicles* large enclosed gardens* additional enclosed area of garden*

Local Authority

Sedgemoor District Council Council Tax Band: E

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Accommodation (Measurements and directions are app

Double glazed door to the:

Entrance Porch

10'4" x 4'4" (3.15 x 1.32)

Two double glazed windows to the front. Double glazed window to the side. Ham stone flooring and door to the kitchen/breakfast room.

Lounge

25'9" x 11'4" (7.85 x 3.45)

Feature inglenook fireplace with inset Ham Stone and recessed multi fuel burner and feature beam over, two double glazed wooden windows overlooking the front garden with feature Ham Stone window seat, beamed ceiling and part Ham Stone flooring. Upvc double glazed stable style door to outside. Under stairs storage cupboard. T.V. Point. Door to the:

Inner Hall

Stairs rising to the first floor and giving access to the bathroom.

Kitchen/Breakfast Room

15'1" x 9'9" (4.60 x 2.97)

Fitted with a comprehensive range of wall and floor units to incorporate eye level double oven, electric hob with extractor hood over, single sink drainer unit, plumbing for dishwasher, space for fridge/freezer, oil boiler supplying domestic hot water and radiators, beamed ceiling, double glazed window to the rear and window to the porch.

From the lounge access is gained to the:

Inner Hallway

Double glazed circular window with aspect over fields to the side leading to the:

Ground Floor Bedroom/Study

10'8" x 9'1" (3.25 x 2.77)

Dual aspect double glazed windows.

Ground Floor Bathroom

11'10" x 8'10" maximum (3.61 x 2.69 (3.60 x 2.68) maximum)

Comprising panelled bath with mixer tap and shower attachment, separate shower over, close coupled w.c., pedestal wash hand basin, heated towel rail, obscured window to the side.

First Floor Landing

Bedroom 1

13'5" x 12'6" (4.09 x 3.81 (4.10 x 3.80))

Dual aspect double glazed windows, two built in wardrobes.

Bedroom 2

15'1" x 9'10" maximum (4.60 x 3.00 maximum)

Dual aspect double glazed windows.

Bedroom 3

12'3" x 8'9" (3.73 x 2.67)

Built in wardrobe. double glazed window.

Outside

The property is accessed via a wrought iron gate giving access to block pavier pathway leading to the entrance porch.

The pathway extends to the side of the property leading to an area of attractive garden.

Large lawn, part walled. Garden shed.

Access to the:

Externally accessed Utility Room

9'10" x 4'4" (3.00 x 1.32)

Plumbing for automatic washing machine, fridge, space and vent for tumble dryer, light and power.

Further gate gives access to the:

PROPERTY DESCRIPTION

Main Garden Area

Enjoying a good degree of privacy.

Attractive area of coloured slate with raised border leading to the main lawned area.

Boundary hedging to the side with attractive Rhyne to the other side.

Oil tank.

Outside light and power and outside tap.

The gardens are a particular feature of the property and enjoy a superb aspect over agricultural land.

We understand from the vendors that there is an abundance of wildlife to be seen.

Detached Garage/Workshop

18'2" x 14'10" (5.54 x 4.52 (5.53 x 4.51))

Located across the no-through lane.

Electric roller door, eaves storage, light and power.

Access to the:

Storeroom

16'4" x 4'7" (4.98 x 1.40 (4.99 x 1.39))

Wooden door access to the front.

Located immediately to the front of the garage is a large area of block pavier offering off street parking for two/three vehicles.

Further enclosed area of garden measuring approximately 80ft by 20ft enclosed with post and rail fencing with access gates being laid to lawn. This area is currently used as secure parking for a caravan but could be utilised for numerous alternative uses and is a useful additional feature to this attractive home.

An early application to view is strongly recommended by the vendors selling agents.

Description

This individual detached cottage retains a high degree of character and charm and we understand from the vendors that the property has origins from the 1800's

The property benefits from having a large lounge with feature inglenook fireplace with multi fuel burner, kitchen/breakfast room, externally accessed utility room which if required offers the potential to create a cloaks/shower room for the ground floor bedroom. There is also a well appointed bathroom to the ground floor. To the first floor there are three good sized bedrooms. The property is set in a large mature plot and enjoys an attractive aspect over a Rhyne and agricultural land beyond.

The property further benefits from having a large detached garage/workshop with store off, off street parking for numerous vehicles as well as an additional piece of land which is enclosed and offers secure parking for a caravan/boat etc. or vegetable garden etc.

The property is offered in excellent order throughout making a full inspection essential.

Directions

At the roundabout at the junction of Oxford Street and Love Lane beside the Esso service station proceed along Oxford Street towards Highbrige crossing the two roundabouts and at the junction with Church Street (A38) take the third turn onto Church Street. Proceed towards Bridgwater into the village of West Huntspill turning left by the Crossways Inn into Withy Road. Proceed down Withy Road for approximately one mile and Withy Grove will be found on the right hand side. The property will then be found on the right hand side.









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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sales@berrymansproperties.net

IMPORTANT NOTICE

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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
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